

**MINUTES OF MEETING  
TOSCANA ISLES  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Toscana Isles Community Development District held a Regular Meeting on November 10, 2021, at 10:00 a.m., at the offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, Florida 34238.

**Present were:**

Alex Hays	Chair
Brian Watson	Vice Chair
Daniel Peshkin	Assistant Secretary
Jeffrey Sweater	Assistant Secretary
Michael LaBoe	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Vanessa Steinerts (via telephone)	District Counsel
Bill Contardo	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:00 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Discussion/Consideration: Meeting  
Duration [1 hour]**

Ms. Cerbone stated that the meeting was anticipated to last no more than one hour. The Board agreed that one hour was sufficient time.

**THIRD ORDER OF BUSINESS**

**Public Comments [10 minutes]**

No members of the public spoke.

**CONSENT AGENDA ITEMS [5 minutes]**

**FOURTH ORDER OF BUSINESS**

**Discussion: Requisition(s)**

Ms. Cerbone presented the following Consent Agenda Items:

- A. No. 343, Smith-Manus Agency, Inc. [\$815.00]**
- B. No. 344, Becerra Construction of Central Florida, Inc. [\$10,124.25]**
- C. No. 345, Steve Breen Enterprises, LLCE [\$3,250.00]**
- D. No. 346, Juniper Landscaping of Florida, LLC [\$14,836.87]**
- E. No. 347, USA Services of Florida, Inc. [\$500.00]**
- F. No.348, AM Engineering, LLC [\$4,500.00]**
- G. No. 349, Prestige Sod Service, Inc. [\$6,086.08]**
- H. No. 350, Care Electric, Inc. [\$388.00]**
- I. No. 351, Tech Tactics, LLC [\$4,666.00]**
- J. No. 352, Juniper Landscaping of Florida, LLC [\$6,174.45]**
- K. No. 353, LALP Development, LLC [\$1,315.55]**
- L. No. 354, Pennuto Underground Cable and Conduit, Inc. [\$4,520.00]**
- M. No. 355, AM Engineering, LLC [\$3,110.00]**
- N. No. 356, Juniper Landscaping of Florida, LLC [\$424,705.95]**

**FIFTH ORDER OF BUSINESS**

**Ratification of Change Order(s)/  
Proposal(s)**

- A. Cast-Crete USA, LLC DBA Curbco, Remove and Replace Miami Curb [\$35,200.00]**
- B. Juniper Landscaping of Florida LLC, Proposal No. 129203, Grand Oak Tree Irrigation and Sod/Cleanup [\$13,834.00]**
- C. Juniper Landscaping of Florida LLC, Proposal No. 126447, Restore Irrigation Zone Lines Following Underdrain Install [\$45.00 per hour – NTE \$7,000.00]**
- D. Juniper Landscaping of Florida LLC, Proposal No. 123266, Toscana Phase 2 Lift Station Landscape Installation [\$3,864.45]**
- E. Juniper Landscaping of Florida LLC, Proposal No. 129809, Remove, Regrade and Reinstall Zoysia Per Pallet [\$14,000.00]**

- F. **Juniper Landscaping of Florida LLC, Proposal No. 131438, Repair Damaged Irrigation by Drain Install on Pescador [\$376.00]**
- G. **Tech Tactics Estimate #2859, Install and Configure Security Camera System with Remote Access at 2<sup>nd</sup> Entry/Exit Gate [\$7,386.00]**
- H. **Universal Engineering Sciences, LLC, Work Authorization/Proposal Acceptance Form, Pescador Roadway Inspection – Pavement Cores, Piezometers, Groundwater Measurement and Final Report [\$3,850.00]**
- I. **Bontrager Painting, Inc., Estimate #5175, Apply 2 Coats of Sherwin Williams Deckscape or Super Deck Exterior Latex Semi Transparent Stain to Trellis Detail and Second Entrance to Toscana Isles [\$950.00]**
- **Acceptance of Unaudited Financial Statements as of September 30, 2021**  
This item, previously the Eighth Order of Business, was considered out of order.
  - **Approval of September 22, 2021 Regular Minutes**  
This item, previously the Ninth Order of Business, was considered out of order.

**On MOTION by Mr. Hays and seconded by Mr. Peshkin, with Mr. Hays, Mr. Peshkin, Mr. Sweater and Mr. Watson in favor and Mr. LaBoe dissenting, the Consent Agenda Items identified in the Fourth, Fifth, Eighth and Ninth Orders of Business, were approved and/or ratified and/or accepted. (Motion passed 4-1).**

Mr. LaBoe questioned why the work in Item 5H needs to be performed, if it was completed, and why the second page of the proposal was not dated. Mr. Watson stated that Item 5H is a proposal for investigation and, once the investigation is complete, the results of the report would be formally available to the Board. Mr. Hays voiced his opinion that the work was not completely performed and a report has not yet been submitted to the CDD. Ms. Steinerts stated the undated second page is not a major issue and could be filled in by the Engineer responsible for certifying CDD projects. Ms. Cerbone would check to see if Universal Engineering Sciences LLC submitted a requisition and email Mr. LaBoe. Ms. Cerbone would

contact the District Engineer regarding the missing date on the second page and coordinate with the Board Chair and with the vendor.

**SIXTH ORDER OF BUSINESS**

**Consideration of Superior Asphalt, Inc., Construction Agreement for Placement of Final Lift of Asphalt and Ratification of Execution by Chairman [5 minutes]**

Ms. Cerbone presented the Superior Asphalt, Inc., Construction Agreement for Placement of Final Lift of Asphalt and stated, when the Request for Proposals (RFP) was awarded, the Board also gave approval for District Staff to coordinate with the vendor to finalize the Agreement and authorized the Chair or Vice Chair to execute.

**On MOTION by Mr. Peshkin and seconded by Mr. Hays, with Mr. Hays, Mr. Peshkin, Mr. Sweater and Mr. Watson in favor and Mr. LaBoe dissenting, the Superior Asphalt, Inc., Construction Agreement for Placement of Final Lift of Asphalt and Ratification of Execution by the Chair, was approved. (Motion passed 4-1)**

**SEVENTH ORDER OF BUSINESS**

**Update: Stormwater Reporting Requirements [15 minutes]**

- A. New Legislation**
- B. Documents to Complete**
- C. Correspondence and Conference Call Notes (District Engineer, CDD Board Representative and District Manager)**
  - AM Engineering, LLC, Proposal for Stormwater Needs Analysis, AME Job-VANG015CDD [\$10,000.00]**

These items were included for informational purposes.

Ms. Cerbone provided an update regarding the newly required 20-year Stormwater and Wastewater Needs Analysis; the first must be submitted by June 30, 2022 and then every five years thereafter. She reviewed Items 7B and 7C and presented the AM Engineering, LLC, Proposal for Stormwater Needs Analysis in the amount of \$10,000.

Discussion ensued regarding the stormwater reporting requirement, scope of work, District Engineer’s proposal and cost of the report. Ms. Cerbone recapped the following:

- The Board would prefer to defer approval of the Engineer’s proposal, pending the provision of additional information regarding the scope of work and whether the \$10,000 fee is a not-to-exceed amount or if it is a lump sum.
- At the next meeting, Ms. Cerbone would provide the amounts that other CDDs are being charged for the needs Analysis Report.
- Ms. Cerbone would email the HOA Property Manager and ask for the list of the officers of the Stormwater Association and request that the email response include all Board Members.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2021**

This item was presented following the Fifth Order of Business.

**NINTH ORDER OF BUSINESS**

**Approval of September 22, 2021 Regular Minutes**

This item was presented following the Fifth Order of Business.

**BUSINESS ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of Fourth Amendment to the Maintenance Agreement with Toscana Isles Master Association, Inc., and Toscana Isles Stormwater Maintenance Association, Inc. [5 minutes]**

Ms. Cerbone recalled that, at a previous meeting, there were concerns about liability and indemnification regarding the Fourth Amendment to the Maintenance Agreement. She stated that Mr. Watson participated on a call with District Staff and officials from Egis and the Master Association to discuss the issues with the Agreement.

It was agreed that Ms. Steinerts would update the language in the Agreement and present it at the next meeting.

This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel: *Straley Robin Vericker***

There was nothing further report.

**B. District Engineer: *AM Engineering, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

Ms. Cerbone urged Board Members who have not been receiving Management’s emails to report it to Ms. Gillyard in Administrative Services and to check their spam folders.

- **NEXT MEETING DATE: December 8, 2021 at 10:00 A.M., Offices of Vanguard Land, LLC, located at 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238**
  - **QUORUM CHECK**

The Board agreed to cancel the December meeting if it is not needed and meet in January. The Board would be informed of the meeting date once the agenda has been prepared.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

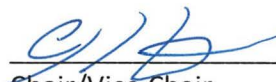
**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Hays and seconded by Mr. Peshkin, with all in favor, the meeting adjourned at 10:32 a.m.**



Secretary/Assistant Secretary



Chair/Vice Chair